

## **CITY PLANNING COMMISSION**

**April 9, 2015**

On Thursday, April 9, 2015 at 1 p.m., the City Planning Commission held a regular meeting in the 10<sup>th</sup> Floor Conference Room. Those in attendance were:

**MEMBERS PRESENT:** Messrs. Fraley (Chairman), Thomas (Vice-Chair), Neumann, Hales, Houchins; Mses. McClellan and Austin

**STAFF/GUESTS:** Messrs. Homewood, Melita, Newcomb, Simons, Jones, Whitney; Mses. Pollock and McBride

Regular Agenda:

### **1. Architectural Review Board item**

#### **▪ Private Project**

##### **a) 9612-9620 2<sup>nd</sup> Bay – Multi-family residential new construction**

Photographs, elevation drawings and material sample for the proposed building were presented for review. Staff noted that this is an NRHA owned property and that this application is for an 18 new units for apartments and condos at 2<sup>nd</sup> Bay Street. The proposal today is for phase 1 of a larger mixed-use plan development. The proposed parking plan is on the first floor with four stories of residential above parking. There is also proposed exterior street parking along 2<sup>nd</sup> Bay Street with permeable grade materials. There is a roof garden plan with useable open space with pergolas and private gardens. The Architectural Review Board recommends approval of the application as presented. Mr. Hales voiced his concern that all of the proposed amenities will be going into future phase of the project and if the current units don't sell well in the future then no other units will be built and the existing developed units will lose out on any amenities. He suggested that planned amenities be built into phase I of any future proposed developments.

Mr. Eugene Thompson with Ionic Design Studios at 293 Independence Blvd, Suite 308, Virginia Beach, VA 23462 explained that the proposed current development has the less risk for the developer as this unit will be built on unoccupied land on the entire property site. There are currently revenue generating tenants approximately 60 or so that occupy buildings on the property site. To build additional phases for this site, the developer would have to "drop" (or demolish) two revenue generating buildings to put amenities in with this application. Mr. Thompson stated that this proposal was the first and best step as part of the development to test out the process and then as they get to the others they will be much larger and with better amenities. The development will include 5 phases with just under

200 units of this initial stage of apartments only and then later ownership with future financing. Materials will include brick for the brick pier tower illustrated on the drawing plans as well as the ground element that includes all parking on the first floor. The upper materials in the rendering consist of hardiplank, with the main roof covered by shake shingles and accent pieces of the tower is green standing seam metal. These materials will be carried over to future phases in the development as well. There will be varying sizes from 900 to 2000 square feet, accompanying rents will vary according to size. There will only be 2 to 3 bedrooms, no 1 bedroom apartments will be included.

Mr. Martin Thomas, Jr. advised that the Architectural Review Board requested changes that led to much nicer designs that are currently included in the plans. Mr. Thomas also agreed with Mr. Hales that future developments be monitored to include amenities in the preliminary phases of development not just in the later stages.

Ms. Austin asked for clarification of the pergola on the rooftop. Mr. Thompson advised that the rooftop gardens covers the open space requirements for the development and will be included in future phases.

Mr. Hales asked about elevators in the building. Mr. Thompson advised that there are elevators in the corners of the development that go all the way to the roof deck and all are handicapped accessible.

On a motion made by Dr. Neumann, seconded by Ms. Austin, 436 the Commission approved the request as submitted and recommended by Architectural Review Board in the staff report.

### **Downtown Development Certificate**

#### **a) 450 Boush Street**

Photographs, elevation drawings and material sample for the proposed building were presented for review. Marathon Development is proposing a five-story residential use building with 156 units on the site at the corner of Boush and Charlotte Streets. The site is in the Historic Overlay in Downtown so the application has gone through the Architectural Review Board Committee and was approved as presented. The Architectural Review Board did approve the demolition of the building located on 123 West Charlotte, while the building located on 436 Boush would be incorporated into the façade of the proposed development. The only waiver needed through the use of Development Certificate is the use of ground floor on West Charlotte, the Zoning Ordinance does require active commercial use whereas the proposed development is residential on that side. The applicant is requesting a waiver for residential as the project does meet all of the other Zoning requirements.

Ms. McClellan asked if parking will be available for the School of Rock tenants in the adjacent building next to the proposed development.

Craig Burns with Cox Kliwer and Company at 2533 Virginia Beach Boulevard, Virginia Beach, 23452 replied that their company has made parking arrangements for tenants

currently using the parking facilities at the site to park in the Wainwright parking lot on the other side of Boush Street.

John Weigand with Cox Kliever and Company at 2533 Virginia Beach Boulevard, Virginia Beach, 23452 stated that they are actively seeking commercial retail for the business center located near the main lobby of building.

Ms. Pollock stated that each of the Downtown Districts identifies active streets within their area which requires 65% active uses that is generally commercial use or office space. In the D3 district in which the proposed development is located the only active street is Charlotte Street. The requested waiver for the 450 Boush Street project would mitigate the 65% requirement for the required active use.

Mr. Weigand stated the residential ground floor units would open to the inside of the building that has controlled access. Having inside access allows the project to maintain elevation along the street level to keep the typical look of storefront elevation with higher glass fronts and it doesn't feel so much like a residential community. Ground floor residents would include Charlotte Street and wrap around to Boush Street with the business center in the main lobby at the corner intersection. There will be 156 units from 1 bedroom small efficiency-type to 3 bedroom units. Exterior materials are composed of both darker and lighter brick for accent pieces with fiber cement panels.

Ms. Austin asked if the interior ground space is a unified space with a long hallway throughout or is it a series of separate unit blocks.

Mr. Weigand replied that the central point of the building is a lobby on the corner of Boush Street where you can access the units on the ground floor with the upper floors comprising a ring that encircles an interior courtyard with some amenities with the upper units accessed off of the hallways.

Mr. Fraley asked about additional amenities within the project.

Mr. Weigand replied that there is a club room with a kitchen and lounge area, in the courtyard there is a pool area with grilling stations and additional storage space for residents. Ideally they would like to have a commercial tenant for the business center however they are having a hard time as the street corner is composed mainly of vehicular traffic as opposed to pedestrian traffic.

On a motion made by Dr. Neumann, seconded by Ms. Austin, the Commission approved the request as submitted and recommended by Architectural Review Board in the staff report.

The Commission moved out of the action component portion of the meeting at 1:27 p.m.

Minutes submitted by

Tammy Whitehurst  
Administrative Assistant I  
Department of Planning